066.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,000 / 800,000
					USE VALUE:	800,000 / 800,000
					ASSESSED:	800,000 / 800,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWDLE JOHN R & JUDITH C
Owner 2:	
Owner 3:	
Street 1:	67 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2798 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7611.000	346,200		453,800	800,000
Total Card	0.175	346,200		453,800	800,000
Total Parcel	0.175	346,200		453,800	800,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.88 /Parcel: 285.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42117

GIS Ref

GIS Ref

Insp Date 10/16/18

!5650!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,200	0	7,611.	453,800	800,000		Year end	12/23/2021
2021	101	FV	333,600	0	7,611.	453,800	787,400		Year End Roll	12/10/2020
2020	101	FV	333,600	0	7,611.	453,800	787,400	787,400	Year End Roll	12/18/2019
2019	101	FV	256,700	0	7,611.	421,400	678,100	678,100	Year End Roll	1/3/2019
2018	101	FV	256,700	0	7,611.	421,400	678,100	678,100	Year End Roll	12/20/2017
2017	101	FV	256,700	0	7,611.	369,500	626,200	626,200	Year End Roll	1/3/2017
2016	101	FV	256,700	0	7,611.	337,100	593,800	593,800	Year End	1/4/2016
2015	101	FV	240,100	0	7,611.	298,200	538,300	538,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:32:45

LAST REV

Date	Time
10/10/19	13:30:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5650

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PAUL F/ET	23765-249		10/14/1993		185,000	No	No	Y	

USER DEFINED

Prior Id # 1:	42117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1888	Insulate	2,762	C				
6/9/2006	451	Redo Kit	22,500			G7	GR FY07	
11/14/1994	607		44,000					ADD 16X24

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/21/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	163	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
10/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7611		Sq. Ft.	Site		0	70.	0.85	12									453,829						453,800	

Total AC/HA:	0.17472	Total SF/SM:	7611	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,829	Spl Credit		Total:	453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20379746
Const Adj.:	0.99989998
Adj $ / SQ:	132.404
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425341
Depreciation:	79113
Depreciated Total:	346227

COMMENTS

REAR OF HSE DROPS OFF TO LOWER GRADE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:		HB	

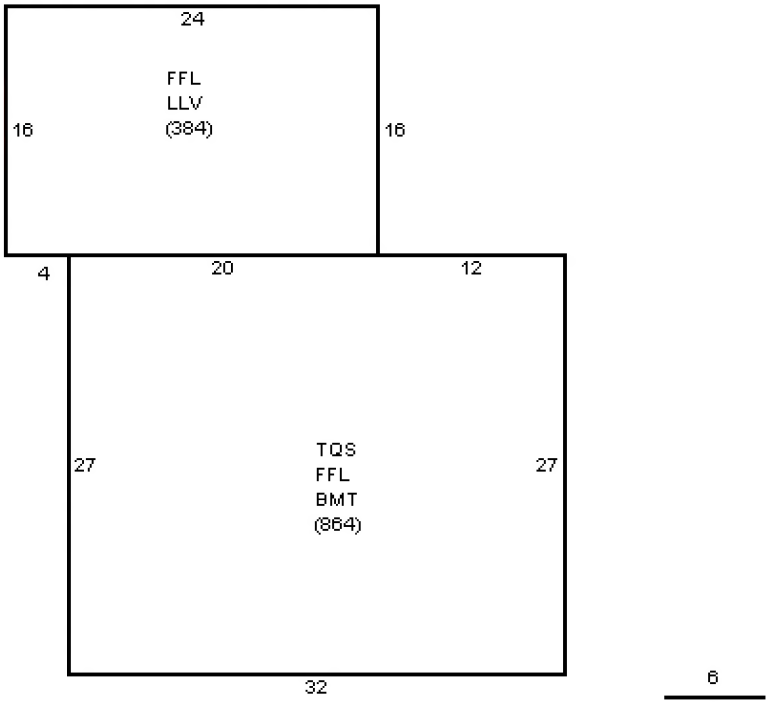
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.40
Special Features:	0	Val/Su Net:	110.11
Final Total:	346200	Val/Su SzAd	182.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	132.400	165,241
BMT	Basement	864	57.600	49,763
TQS	3/4 Story	648	132.400	85,798
LLV	Lower Level	384	104.270	40,039

Net Sketched Area:	3,144	Total:	340,841
Size Ad	1896	Gross Area	3360	FinArea	2798
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60		
LLV	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc